

Madison

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40J Loantaka Way	OneFloor	2	1.0	14	\$444,900	\$444,900	\$451,000	101.37%		
2	318 Main Street U13	TwndEndUn	2	2.1	8	\$475,000	\$475,000	\$511,000	107.58%	\$392,300	1.30
3	58 Brooklake Road	Colonial	3	2.0	19	\$599,000	\$599,000	\$635,000	106.01%	\$360,400	1.76
4	250 Kings Road	Cottage	4	2.0	11	\$585,000	\$585,000	\$647,000	110.60%	\$389,300	1.66
5	28 Shadylawn Drive	CapeCod	4	2.0	14	\$679,900	\$679,900	\$686,000	100.90%	\$491,800	1.39
6	76 Fairwood Road	Split Level	3	2.0	11	\$699,000	\$699,000	\$690,000	98.71%	\$544,300	1.27
7	169 Green Village Road	Bi-Level	3	3.0	51	\$1,100,000	\$999,900	\$999,000	99.91%	\$630,600	1.58
8	50 Rosedale Avenue	Ranch	3	2.0	5	\$789,000	\$789,000	\$999,999	126.74%	\$508,000	1.97
9	31 Keep Street UA	TwndEndUn	4	4.1	20	\$1,199,900	\$1,199,900	\$1,199,900	100.00%		
10	31 Keep Street UB	TwndEndUn	4	4.1	1	\$1,199,900	\$1,199,900	\$1,199,900	100.00%		
11	32 Pine Avenue	Colonial	4	2.1	14	\$1,199,000	\$1,199,000	\$1,310,555	109.30%	\$793,800	1.65
12	73 Brittin Street	Colonial	5	3.1	6	\$1,299,000	\$1,299,000	\$1,375,000	105.85%		
13	18 Norman Circle	Colonial	4	2.1	6	\$1,249,000	\$1,249,000	\$1,440,000	115.29%	\$905,600	1.59
14	29 Cross Gates Road	Colonial	4	2.2	16	\$1,500,000	\$1,500,000	\$1,725,000	115.00%	\$1,053,900	1.64
15	43 Midwood Terrace	Colonial	5	3.2	20	\$1,995,000	\$1,995,000	\$1,900,000	95.24%	\$1,500,000	1.27
16	10 Pomeroy Road	Colonial	7	5.1	21	\$2,998,000	\$2,998,000	\$3,010,000	100.40%	\$1,911,100	1.58
AVERAGE					15	\$1,125,725	\$1,119,469	\$1,173,710	105.81%		1.56

"Active" Listings in Madison

Number of Units: 20
Average List Price: \$1,532,395
Average Days on Market: 25

"Under Contract" Listings in Madison

Number of Units: 35
Average List Price: \$1,192,494
Average Days on Market: 18

Madison 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	15	56	27	17	15								24
List Price	\$405,000	\$1,432,317	\$958,713	\$836,677	\$1,119,469								\$1,021,665
Sales Price	\$400,000	\$1,466,500	\$948,556	\$861,192	\$1,173,710								\$1,045,207
SP:LP%	98.77%	101.90%	99.66%	103.22%	105.81%								102.68%
SP to AV	1.39	1.46	1.41	1.61	1.56								1.51
# Units Sold	1	6	16	13	16								52
3 Mo Rate of Ab	2.40	3.14	2.35	1.78	1.24								2.18
Active Listings	19	17	16	21	20								19
Under Contracts	16	28	30	31	35								28

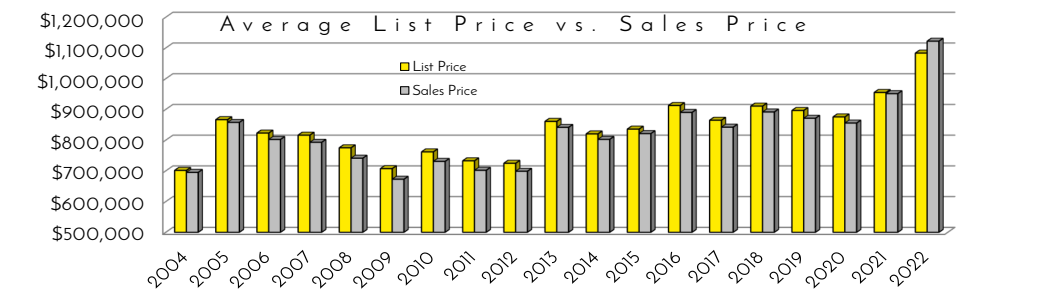
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	24	1.22%
Sales Price	\$1,132,189	\$1,045,207	-7.68%
LP:SP	103.48%	102.68%	-0.77%
SP:AV	1.41	1.51	7.31%

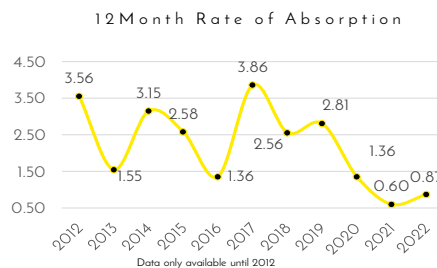
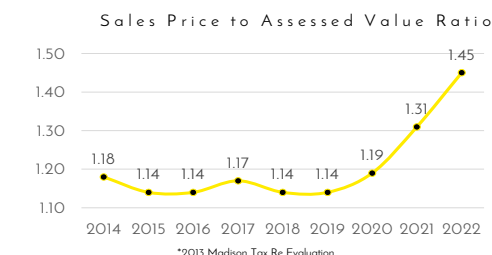
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YTD	2022	2023	% Change
# Units Sold	69	52	-24.64%
Rate of Ab 3 mo	0.94	2.18	133.12%
Actives	10	19	82.35%
Under Contracts	30	28	-5.41%

Madison Yearly Market Trends

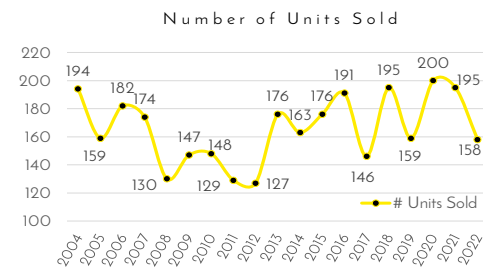
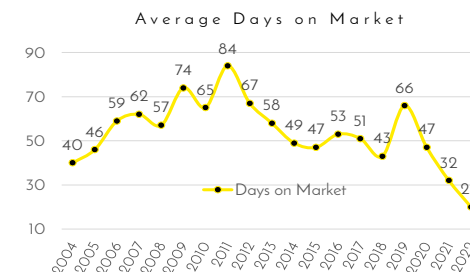


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$701,747	\$866,516	\$822,890	\$816,037	\$774,941	\$707,123	\$761,644	\$732,567	\$724,564	\$860,863	\$820,102	\$835,729	\$912,479	\$864,546	\$910,541	\$896,369	\$875,393	\$954,928	\$1,083,105
SP	\$694,880	\$857,456	\$802,082	\$792,732	\$741,113	\$672,659	\$730,674	\$701,750	\$698,551	\$841,302	\$802,362	\$821,132	\$890,034	\$842,027	\$891,465	\$871,010	\$855,355	\$951,100	\$1,121,801



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Madison Yearly Market Trends



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Not intended to solicit a property already listed.